

**MINUTES OF THE REGULAR MEETING  
OF THE  
COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY**

**September 21, 2010**

The Commissioners of the Chicago Housing Authority held its Regular Meeting of the Board of Commissioners on Tuesday, September 21, 2010, at approximately 8:40 a.m. at the Hispanic Housing Development Corporation, 1402 North Kedzie, Chicago, IL.

Due to the absence of Chairman Reynolds, Commissioner Carlos Ponce called the meeting to order and upon roll call, those present and absent were as follows:

Present:	Deverra Beverly Dr. Mildred Harris Michael Ivers Myra King Carlos Ponce Bridget Reidy Sandra Young
Absent:	James Reynolds Hallie Amey

Also present were Lewis Jordan, Chief Executive Officer; Scott Ammarell, General Counsel; Chicago Housing Authority Staff Members and the General Public.

There being a quorum present, the meeting duly convened and business was transacted as follows:

Upon Motion made and properly seconded the Commissioners adjourned to Executive Session. The Chairperson announced that pursuant to the Open Meetings Act, 5 ILCS 120/2, the Board would adjourn for approximately one (1) hour to possibly discuss pending, probable or imminent litigation, personnel related matters, collective negotiating matters, purchase, sale and lease of real estate property; establishment of reserves and settlement of claims.

The Commissioners subsequently reconvened in Open Session and Commissioner Ponce thereupon convened the Public Hearing portion and Business Sessions of the meeting.

Commissioner Ivers left the meeting in session at approximately 10:20 a.m. due to a conflict in his schedule.

Lewis Jordan, Chief Executive Officer then presented his monthly report. Mr. Jordan started his report by announcing the appointment of James Reynolds as Chairman of the CHA Board. Per Mr. Jordan, Mr. Reynolds was unable to attend his first meeting due to a conflict in his schedule. Mr. Reynolds, however, did attend Committee meetings and was fully briefed on items to be presented to the Board. Mr. Reynolds is the co-founder, Chairman and Chief Executive Officer of Loop Capital Markets, a global investment banking and brokerage firm based in Chicago and has worked in the financial services industry for more than 25 years. Mr. Reynolds is also a board member of the Chicago Alliance to End Homelessness, Chicago United, Chicago Symphony Orchestra, The Lyric Opera of Chicago, The University of Chicago Hospitals and The University of Chicago Laboratory Schools. Mr. Jordan then thanked Marty Nesbitt for his seven years of service and leadership on the board. Mr. Jordan then provided the Commissioners with a report on the September 3<sup>rd</sup> receipt of Britton Budd Preservation Award from the Commission on Chicago Landmarks; the "Stars and Strikes" charity bowling tournament hosted by Bears player, Devin Aromashodu, on September 13 at the Pinstripes; the Shopping Spree, also hosted by Devin which took place at the South Loop Target, and an update on leasing activities at the Savoy Square (replacement housing for Robert Taylor Homes). Mr. Jordan concluded his report by congratulating John Gerut of the Office of Development Management for being selected as a finalist for the Kathy Osterman Excellence in Leadership Award.

Commissioner Ponce then invited residents and the public at large to address the Board.

Immediately following the Public Hearing portion of the meeting Commissioner Young introduced a Motion for the approval of Items 1 and 2 discussed in Executive Session.

**Executive Session Item 1**

**RESOLUTION NO. 2010-CHA-102**

**WHEREAS**, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated September 1, 2010, requesting that the Board of Commissioners approves the Personnel Actions Report for August 2010.

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT**, the Board of Commissioners hereby approves the Personnel Actions Report for August 2010.

**Executive Session Item 2**

**RESOLUTION NO. 2010-CHA-103**

**WHEREAS**, the Board of Commissioners has reviewed the Board Letter dated September 15, 2010, entitled "AUTHORIZATION TO ENTER INTO A SETTLEMENT AGREEMENT WITH MICHUDA CONSTRUCTION, INC.";

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT**, the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into a settlement agreement in the amount of \$875,000 with Michuda Construction, Inc. for alleged damages resulting from delays relating to and arising out of Contract No. 9708 for the rehabilitation of Lincoln & Sheffield Apartments, 2640 and 2720 N. Sheffield, and Clark & Webster Apartments, 2140 N. Clark.

The Motion to adopt resolutions for Executive Session Item1 and 2 was seconded by Commissioner King and the voting was as follows:

Ayes: Deverra Beverly  
Dr. Mildred Harris  
Myra King  
Carlos Ponce  
Bridget Reidy  
Sandra Young

Nays: None

The Chairmen thereupon declared said Motion carried and said Resolutions adopted.

Due to the absence of Committee Chair Ivers, Commissioner Reidy presented the report for the Finance and Audit Committee. Per Commissioner Reidy, the Finance & Audit Committee held its regular meeting on Wednesday, September 15<sup>th</sup> at approximately 1:10 p.m. at the 60 East Van Buren Corporate offices. The Chief Financial Officer and staff presented the Committee with the Treasury & Cash Flow Report for the month of August 2010.

Commissioner Reidy then presented an Omnibus Motion for adoption of Resolutions for Items A1 thru A4 discussed, voted and recommended for approval by the Finance and Audit Committee:

**(Item A1)**

A Request For Proposal (RFP) for Internal Auditing Services was released on June 28, 2010 and advertised in various area newspapers. The solicitation was also sent directly to five vendors. Twenty four vendors accessed the RFP, and four proposals were received. Based on the initial evaluation, three firms were determined to be in the competitive range. Oral discussions were conducted with and the evaluation team scored the information presented by each firm. Based on the evaluation committee scores and Best and Final Offers, Ernst & Young (E&Y) was determined to be the best overall respondent whose proposal's technical factors and pricing were

most advantageous to the CHA. During the past five years under its previous contract with CHA, E&Y met its contract requirements and has performed all tasks expected of the independent auditors. E&Y utilized expertise from its various audit practices to deliver key solutions to critical accounting and financial issues on behalf of the CHA. Accordingly, the resolution for Item A1 approves award of contract to Ernst & Young to provide independent auditing services to the CHA.

**RESOLUTION NO. 2010-CHA-104**

**WHEREAS**, the Board of Commissioners of the Chicago Housing Authority has reviewed the memorandum dated September 15, 2010, entitled, "AUTHORIZATION TO EXECUTE CONTRACT WITH ERNST & YOUNG, LLP TO PROVIDE INDEPENDENT AUDITING SERVICES":

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT**, the Board of Commissioners authorizes the Chief Executive Officer or his designee to execute a firm fixed price Contract with Ernst & Young, LLP to provide independent professional auditing services for a base period of two years for fiscal years ending December 31, 2010 and 2011 for an of \$1,420,00 and with three one year options.

**(Item A2)**

In June 2010, CHA directly and indirectly solicited requests for insurance premium quotes from 16 carriers. Aon received quotes from many new carriers with only the property carriers and auto carrier remaining the same. After reviewing the responses, Aon and CHA's Risk Management Department recommended the insurers listed in the resolution below to provide the required insurance coverage for CHA for the period October 1, 2010 through September 30, 2011. The recommended awards to these carriers maintain the same policy limits and retention levels for all lines except for Employment Practices Insurance and Public Officials Liability. The soft insurance market combined with one of the incumbent carriers refusal to quote, resulted in many new carriers quoting greatly reduced premiums. Excess Liability and General and Auto Liability were restructured and resulted in substantial savings since the Authority was able to take advantage of the soft insurance market and marketing skills of Aon. Since insurance coverage is designated by HUD as a supply & delivery product, Section 3 requirements are not applicable to this procurement. Accordingly, the resolution for Item A2 approves award of contract to the insurance carriers listed below.

**RESOLUTION NO. 2010-CHA-105**

**WHEREAS**, The Board of Commissioners has reviewed the memorandum dated September 15, 2010 entitled "AUTHORIZATION FOR THE CHA TO AWARD GENERAL LIABILITY, EXCESS LIABILITY, PUBLIC OFFICIALS LIABILITY, ALL RISK PROPERTY, EMPLOYED LAWYERS ERRORS AND OMISSIONS LIABILITY, EMPLOYMENT PRACTICES LIABILITY, AUTO LIABILITY, CRIME AND FIDUCIARY LIABILITY COVERAGE";

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT** the Board of Commissioners authorizes the Chief Executive Officer or his designee to award the following insurance coverage for the CHA for the period of October 1, 2010 through September 30, 2011 for an aggregate amount not-to-exceed \$1,407,735 through its insurance broker of record, Aon Risk Services Central, Inc. ("Aon"): (1) General Liability written though Liberty Surplus in an amount not-to-exceed \$35,224; (2) Excess Liability coverage written through RSUI in an amount not-to-exceed \$61,124; (3) Public Officials Liability written through Ironshore and Ace in an amount not-to-exceed \$165,979 (4) All Risk Property written through Lexington, Axis, RSUI and Great American in an amount not-to-exceed \$809,793; (5) Employed Lawyers Errors and Omissions Liability written through Illinois National in an amount not-to-exceed \$11,800; (6) Employment Practice Liability written through National Union in an amount not-to-exceed \$11,272; (7) Auto Liability written through Hartford in an amount not-to-exceed \$46,475; (8) Crime written through Berkley Regional in amount not-to-exceed \$4,096 and (9) Fiduciary Liability written through National Union in an amount not-to-exceed \$10,504.

**(Item A3 – NOT APPROVED)**

In January 2010 the CHA advertised Request for Proposal (RFP) for Client Management Tracking System (CMTS) services. The solicitation sought both Software and Implementation Services for the CMTS initiative. Of the eight proposals received, six vendors were selected based on the competitive range. The CMTS Team worked with the two finalists on the development of a Statement of Work (SOW), including a detailed project schedule and pricing information that would assist CHA in selecting the vendor who would implement the best solution. Upon careful evaluation of each of the vendor's software products, implementation approaches and pricing, the CMTS Team recommended Model Metrics as the proposed awardee for the Client Management Tracking System project. The determination was based upon technical, pricing and other factors, and was the result of the evaluation team's conclusion that Model Metrics' proposal represented the best solution and overall value to the CHA for the CMTS project.

Commissioners Beverly, King and Young Abstained from voting on Item A3.

**RESOLUTION NO. 2010-CHA-**

**WHEREAS**, the Board of Commissioners has reviewed Board Letter dated September 15, 2010, entitled "AUTHORIZATION TO ENTER INTO A CONTRACT WITH MODEL METRICS AND SALESFORCE.COM TO IMPLEMENT A CLIENT MANAGEMENT TRACKING SYSTEM"

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT** It is recommended that the Board of Commissioners authorizes the Chief Executive Officer or his designee enter a contract with Model Metrics, Inc. and Salesforce.com to provide a Client Management Tracking System in the total fixed-fee project amount of \$2,270,592 for two years with one option year. This authorization includes funding for the implementation phase of the project in the fixed-fee amount of \$990,780, with optional Consulting Services in the amount of \$137,280 with Model Metrics, Inc., for a total of \$1,128,060, and also includes funding for User License fees with Salesforce.com in the amount of \$780,612 for two year base term and \$361,920 for the option year, for a total fixed-fee amount of \$1,142,532.

**(Item A4)**

The Office of Information Technology Services is responsible for providing a systematic and effective program for managing the life cycle of the CHA's records and storage to support the agency's operations. Prudent business practices dictate having storage and service agreements in place to ensure critical business records are maintained. Accordingly, the CHA issued a Request for Proposal (RFP) in June 2009. This RFP competitively solicited qualified firms and/or individuals who could provide Offsite Record Storage Services to the CHA. Of the six responses received R4 Services LLC was the most responsible respondent and its proposal was the most advantageous to CHA. A contract was, therefore, awarded to R4 Services LLC for an amount of not-to-exceed \$64,500.00 for a one year base term, with three one year options. R4 Services has performed according to the contract and has provided reliable and quality services to CHA during the base year term. Accordingly, the resolution for Item A4 approves extension of contract with R4 services for the first option year in the not-to-exceed amount of \$64,500.00.

**RESOLUTION NO. 2010-CHA106**

**WHEREAS**, the Board of Commissioners has reviewed the Board Letter dated September 15, 2010, entitled "AUTHORIZATION TO EXERCISE THE FIRST ONE (1) YEAR OPTION WITH R4 SERVICES LLC FOR OFFSITE RECORD STORAGE SERVICES",

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT** The Board of Commissioners authorizes the Chief Executive Officer or his designee to exercise the first one (1) year extension option of Contract No. 9069 with R4 Services LLC, for offsite record storage services for an amount not-to-exceed \$64,500.00. The Contract's new aggregate amount will be \$129,000.00.

The Omnibus Motion to adopt resolutions for Items A1 thru A4 was seconded by Commissioner Harris and the voting was as follows:

Ayes: Deverra Beverly (*Abstained from voting on Item A3 only*)  
Dr. Mildred Harris  
Myra King (*Abstained from voting on Item A3 only*)  
Carlos Ponce  
Bridget Reidy  
Sandra Young (*Abstained from voting on Item A3 only*)

Nays: None

Based on the Unanimous Votes for Items A1, A2 and A4, the Chairman thereupon declared said Motion carried and said resolutions adopted.

Based on the Abstentions of Commissioners Beverly, King and Young, the resolution for Item A3: "Authorization to enter into a contract with Model Metrics and Salesforece.com to implement a Client Management Tracking System" did not have a majority vote. The resolution for Item A3 was, therefore, not adopted.

The Finance and Audit Committee Meeting report was also accepted in total.

Commissioner Carlos Ponce, Chairperson of the Operations and Facilities Committee then presented his report. Per Commissioner Ponce, the Operation and Facilities Committee held its regular meeting on Wednesday, September 15<sup>th</sup> at approximately 1:50 p.m. at the 60 East Van Buren Corporate offices.

Commissioner Ponce then presented an Omnibus Motion for adoption of the Resolutions for Items B1 thru B9 discussed, voted and recommended for Board approval by the Operations and Facilities Committee.

**(Item B1 – NOT APPROVED)**

Habitat advertised a Request for Qualifications (RFQ) in January 2010 for a Master Developer and Property Management Team for the Redevelopment of the Julia C. Lathrop Homes. Habitat advertised the RFQ in area newspapers, the United States Green Building Council Chicago Chapter and CHA website. Habitat also directly solicited 231 firms, including 23 assist agencies and received six proposals. The Evaluation Committee, comprised of members of the Lathrop Homes Working Group, reviewed the proposals and developed its recommendation to CHA/Habitat based on the criteria and requirements outlined in the RFQ. The Evaluation Committee reviewed and scored the proposals, and Habitat determined that five of the Respondents were within the Competitive Range. Upon further consideration of each respondent following presentation, the Evaluation Committee recommended that the highest-ranked team be asked to lead an open community planning process for the redevelopment of Lathrop Homes. Lathrop Community Partner (LCP) was the highest ranked team based on the Evaluation Committee scoring of the qualification criteria. The second and third-ranked teams have also been identified, in the event negotiations with the highest-ranked team do not conclude with an executed Master Development Agreement.

Commissioners Beverly, King and Young Abstained from voting on Item B1.

**RESOLUTION NO. 2010-CHA-**

**WHEREAS**, the Board of Commissioners has reviewed the Board Letter dated September 15, 2010, requesting approval of the recommended Development Team, Lathrop Community Partners (LCP), and authorization for the Chief Executive Officer or his designee to enter into negotiations for a Master Development Agreement (MDA) and to initiate revitalization planning for Lathrop Homes.

**THEREFORE BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT**, the Board of Commissioners approves the recommended Development Team, Lathrop Community Partners (LCP), and authorizes the Chief Executive Officer or his designee to enter into negotiations for a Master Development Agreement (MDA) and to initiate revitalization planning for Lathrop Homes.

The Execution of a Master Development Agreement is subject to the Developer's compliance with CHA's MBE/WBE/DBE, Section 3 resident hiring, and bonding and insurance requirements.

**(Item B2)**

The CHA advertised an Invitation for Bid in July 2010 for exterior masonry work at Armour Square Apartments (IL2-033). The IFB was advertised on the CHA website and on BuySpeed. Staff also directly notified 562 contractors of the solicitation's release, which included 167 certified MBE, WBE or DBE firms. Information on the solicitation was also made available to 73 assist agencies. Of the two bids received and B.E.T.O.N. Construction Company was determined to be the lowest responsive and responsible bidder at \$138,800.00. While B.E.T.O.N. has not previously performed work for the CHA as a prime contractor, it is acting as the masonry sub-contractor for the renovation of the Hoyne Community Center. Accordingly, the resolution for Item B2 approves award of contract to B.E.T.O.N for exterior masonry work at Armour Square Apartments.

**RESOLUTION NO. 2010-CHA-107**

**WHEREAS**, the Board of Commissioners has reviewed the Board Letter dated September 15, 2010, entitled "AUTHORIZATION TO EXECUTE CONTRACT WITH B.E.T.O.N. CONSTRUCTION COMPANY FOR EXTERIOR MASONRY WORK AT ARMOUR SQUARE APARTMENTS (IL2-033)";

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT** that the Board of Commissioners authorize the Chief Executive Officer or his designee to execute a contract with B.E.T.O.N. Construction Company in the amount of \$138,800.00 for exterior masonry work at Armour Square Apartments (IL2-33), 3250 S. Wentworth Ave. Work is to be completed within sixty (60) calendar days of the date set forth in the Notice to Proceed.

This award is subject to the Contractor's compliance with the CHA's MBE/WBE/DBE, Section 3 resident hiring, and bonding and insurance requirements.

**(Item B3 – THIS NUMBER NOT USED)**

**(Item B4)**

The CHA advertised an Invitation for Bid (IFB) in July 2010 for the renovation and ADA/504 compliance work at 1316-18 S. Sawyer Avenue (IL2-064). The IFB was advertised in area newspapers and on CHA's website and on BuySpeed Online. The CHA received and opened ten bids and after reviewing the bid submittal, materials it was determined that All Chicago, Inc. is the lowest responsive and responsible bidder at \$1,765,936.00. All Chicago, Inc. has previously performed work for the CHA as a prime contractor on several projects at Wentworth Gardens. Accordingly the resolution for Item B4 approves award of contract with All Chicago Inc. in the amount of \$1,765,936.00 for the renovation and ADA/504 compliance work at 1316-18 S. Sawyer.

**RESOLUTION NO. 2010-CHA-108**

**WHEREAS**, the Board of Commissioners has reviewed the Board Letter dated September 15, 2010, entitled "AUTHORIZATION TO EXECUTE CONTRACT WITH ALL CHICAGO INC. FOR THE RENOVATION AND ADA/504 COMPLIANCE WORK AT 1316-18 S. SAWYER AVE. (IL2-064)";

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT** that the Board of Commissioners authorizes the Chief Executive Officer or his designee to execute a contract with All Chicago Inc. in the amount of \$1,765,936.00 for the renovation and ADA/504 compliance work at 1316-18 S. Sawyer (IL2-064). Work is to be completed within ninety (90) calendar days of the date set forth in the Notice to Proceed except for work covered by Division 32

– 32 9200 Turf and Grasses and Division 32 – 32 9300 Plants. Work covered by Division 32 – 32 9200 Turf and Grasses and Division 23 – 32 9300 Plants must be completed by no later than June 1, 2011.

This award is subject to the Contractor's compliance with the CHA's MBE/WBE/DBE, Section 3 resident hiring, and bonding and insurance requirements.

**(Items B5, B6 and B7)**

The CHA advertised three separate Invitations for Bids (IFBs) in July 2010 for the demolition of dwelling units at LeClaire Courts Extension – Groups 1, Group 2 and Group 3. The IFBs were advertised in area newspapers and on CHA's website and on BuySpeed Online. Of the bids received for each individual solicitation, the apparent lowest bidder was McDonagh Demolition, Inc. for Groups 1, 2 and 3. The firm responded to questions on the thoroughness of its bid and its capacity to perform all the requested work. With the reviews, analysis and meetings completed, the Department of Procurement and Contracts determined that McDonagh Demolition, Inc. is the lowest responsive and responsible bidder for Group 1 at \$352,204.00, Group 2 at \$408,790.00 and Group 3 at \$304,324.00. Accordingly, the resolutions for Items B5, B6 and B7 approve award of contract to McDonagh Demolition for demolition services at LeClaire Courts Extension Groups 1, 2 and 3.

Commissioner King Abstained from voting on Items B5, B6 and B7.

**RESOLUTION NO. 2010-CHA-109**

**WHEREAS**, the Board of Commissioners has reviewed the Board Letter dated September 15, 2010 entitled "AUTHORIZATION TO EXECUTE A CONTRACT WITH MCDONAGH DEMOLITION, INC. FOR DEMOLITION SERVICES AT LECLAIRE COURTS EXTENSION – GROUP 1";

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT** that the Board of Commissioners authorizes the Chief Executive Officer or his designee to execute a contract with McDonagh Demolition, Inc. for demolition services at LeClaire Courts Extension (IL2-015) - Group 1 for a firm fixed fee of \$352,204.00. The contract will cover the demolition of sixty (60) dwelling units at nine (9) buildings. The demolition work and associated site work and landscaping is to be completed within ninety (90) calendar days of the date set forth in the Notice to Proceed.

This award is subject to the Contractor's compliance with the CHA's MBE/WBE/DBE, Section 3 resident hiring, and bonding and insurance requirements.

**(Item B6)**

**RESOLUTION NO. 2010-CHA-110**

**WHEREAS**, the Board of Commissioners has reviewed the Board Letter dated September 15, 2010 entitled "AUTHORIZATION TO EXECUTE A CONTRACT WITH MCDONAGH DEMOLITION, INC. FOR DEMOLITION SERVICES AT LECLAIRE COURTS EXTENSION – GROUP 2";

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT** the Board of Commissioners authorizes the Chief Executive Officer or his designee to execute a contract with McDonagh Demolition, Inc. for demolition services at LeClaire Courts Extension (IL2-015) - Group 2 for a firm fixed fee of \$408,790.00. The contract will cover the demolition of seven-two (72) dwelling units at nine (9) buildings. The demolition work and associated site work and landscaping is to be completed within ninety (90) calendar days of the date set forth in the Notice to Proceed.

This award is subject to the Contractor's compliance with the CHA's MBE/WBE/DBE, Section 3 resident hiring, and bonding and insurance requirements.

**(Item B7)**

**RESOLUTION NO. 2010-CHA-111**

**WHEREAS**, the Board of Commissioners has reviewed the Board Letter dated September 15, 2010, entitled “AUTHORIZATION TO EXECUTE A CONTRACT WITH MCDONAGH DEMOLITION, INC. FOR DEMOLITION SERVICES AT LECLAIRE COURTS EXTENSION – GROUP 3”;

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT** that the Board of Commissioners authorizes the Chief Executive Officer or his designee to execute a contract with McDonagh Demolition, Inc. for demolition services at LeClaire Courts Extension (IL2-015) - Group 3 for a firm fixed fee of \$304,324.00. The contract will cover the demolition of fifty (50) dwelling units at nine (9) buildings. The demolition work and associated site work and landscaping is to be completed within ninety (90) calendar days of the date set forth in the Notice to Proceed.

This award is subject to the Contractor’s compliance with the CHA’s MBE/WBE/DBE, Section 3 resident hiring, and bonding and insurance requirements.

**(Item B8)**

The CHA and the Housing Authority of Cook County (HACC) both administer Section 8/Housing Choice Vouchers (HCV) programs in Chicago and Cook County respectively. From time to time, each housing authority may have a potential conflict of interest situation when an employee or their immediate family members have a financial interest in the HCV as an owner who has entered into a Housing Assistance Payment (HAP) contract or as a participant whose HCV is administered by their employer. In an effort to circumvent any known or potential conflict of interests, the resolution for Item B8 approves a Memorandum of Agreement between CHA and the HACC that will allow each housing authority to administer the other housing authority’s vouchers in limited conflict of interest situations.

Commissioner King Abstained from voting on Item B8.

**RESOLUTION NO. 2010-CHA-112**

**WHEREAS**, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated September 15, 2010, entitled, “AUTHORIZATION FOR THE CHICAGO HOUSING AUTHORITY TO ENTER INTO A MEMORANDUM OF AGREEMENT WITH THE HOUSING AUTHORITY OF COOK COUNTY”;

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** The Board of Commissioners authorizes the Chief Executive Officer, or his designee, to execute a Memorandum of Agreement with the Housing Authority of Cook County (“HACC”) to administer Housing Choice Vouchers (“HCV”) for each other where an employee (or family member of an employee) of the Chicago Housing Authority or HACC, as the case may be, has or may have a financial interest in the HCV to avoid a conflict of interest or the appearance of a conflict of interest.

**(Item B9)**

The resolution for Item B9 authorizes the Chief Executive Officer to execute an AHAP Contract with Volunteers of America of Illinois to provide Property Rental Assistance (Project Based Vouchers) for 30 units at Hope Manor Apartments. Hope Manor Apartments is a supportive housing development for Veterans in a new construction development to be located in the Humboldt Park community. Hope Manor will provide 50 units of supportive housing for Veterans who are homeless or at risk of becoming homeless. The building will be 4-stories and consist of 30 studios, 10 two-bedroom and 10 three-bedroom units. The 30 studio units will receive Property Rental Assistance. The two and three-bedroom units will receive an operating subsidy from the U.S. Department of Veterans Affairs (VA) to provide rental assistance. The

VA will also provide funding for supportive services for all of the units in the development. This development is an important component of the City of Chicago's Supportive Housing Initiative, established in 2002 and provides shelter for those who cannot participate in the traditional housing market due to personal challenges such as illness, substance abuse, domestic violence or homelessness. The building's first floor space will include full time on-site comprehensive supportive service offices, a full service Training Resource Center for residents, a large community meeting room, private enclosed and covered indoor and outdoor green spaces, a fitness room and multi-purpose rooms. Every unit will have its own kitchen and bathroom, each residential floor will have laundry facilities and there will be 24 parking spaces on-site.

**RESOLUTION NO. 2010-CHA-113**

**WHEREAS**, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board letter dated September 15, 2010 entitled "AUTHORIZATION TO EXECUTE AGREEMENT TO ENTER INTO A HOUSING ASSISTANCE PAYMENT (AHAP) CONTRACT FOR HOPE MANOR APARTMENTS".

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY:**

**THAT**, the Board of Commissioners authorizes the Chief Executive Officer, or his designee to execute an Agreement to enter into a Housing Assistance Payment ("AHAP") Contract with the Volunteers of America of Illinois or its nominee to provide Property Rental Assistance (Project Based Vouchers) for thirty (30) Studio apartments at Hope Manor Apartments, a supportive housing development for Veterans, for the maximum allowable term, subject to any required HUD approvals. The Chief Executive Officer or his designee is further authorized to take all action and execute all documents as may be necessary or appropriate to implement the foregoing.

**(Item B10)**

The resolution for Item B10 authorizes the Chief Executive Officer to execute an AHAP Contract with Independence Apartments. Independence apartments is a 42 unit affordable family housing development to be located on the 900 block of south Independence Blvd. in the North Lawndale community on the city's west side in the 24<sup>th</sup> Ward. The development will be new construction consisting of seven three-story, 6-flats containing 21 one-bedroom, 15 two-bedroom and 6 three-bedroom apartments. There will be nine market rate units and nine of the units will receive Property Rental Assistance with priority given to families on CHA's waiting lists. Each unit will contain a washer/dryer and dishwasher. There will also be an outdoor tots-lot and 42 on-site parking spaces. The project is part of the Homan Square Development and will enjoy many of the amenities available to the residents there. Homan Square is the redevelopment of the old Sears and Roebuck's headquarters site. The project is in the Midwest TIF district, just minutes from downtown Chicago. Retail and grocery shopping is available a half mile south from the site in the Lawndale Plaza at Roosevelt and Homan. The total development cost for this project will be approximately \$8,768,464 and will be funded by a mix of public and private sources. The only cost to CHA toward this development will be the Property Rental Assistance. The Project-based Voucher statutes and regulations will be followed in leasing the 9 Property Rental assisted units.

**RESOLUTION NO. 2010-CHA-114**

**WHEREAS**, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board letter dated September 15, 2009 entitled "AUTHORIZATION TO EXECUTE AGREEMENT TO ENTER INTO A HOUSING ASSISTANCE PAYMENT ("AHAP") CONTRACT FOR INDEPENDENCE APARTMENTS"

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY:**

**THAT**, the Board of Commissioners authorizes the Chief Executive Officer or his designee to execute an Agreement to enter into a Housing Assistance Payment ("AHAP") Contract with the Shaw Company or its nominee to provide Property Rental Assistance (Project Based Vouchers) for nine (9) units at Independence Apartments, an affordable family housing development for the maximum allowable term, subject to any required HUD approvals. The Chief Executive Officer or his designee is further authorized to take all action and execute all documents necessary or appropriate to implement the foregoing.

The Motion to adopt resolutions for Items B1, B2 and B4 thru B10 was seconded by Commissioner Reidy and the voting was as follows:

Ayes:	Deverra Beverly ( <i>Abstained from voting on Item B1 only</i> ) Dr. Mildred Harris Myra King ( <i>Abstained from voting on Items B1, B5, B6, B7 and B8</i> ) Carlos Ponce Bridget Reidy Sandra Young ( <i>Abstained from voting on Item B1 only</i> )
Nays:	None

Based on the Abstentions of Commissioners Beverly, King and Young, the resolution for Item B1: "Recommendation to approve the Development Team of Lathrop Community Partners (LCP), and authorization for the Chief Executive Officer or his designee to enter into negotiations for a Master Development Agreement and to initiate revitalization planning for Lathrop Homes" did not have a majority vote, therefore, this resolution should not have been adopted. This resolution was inadvertently declared as "Approved". As soon as the error was noted, Commissioners and Executive Staff were notified and advised that this item would have to come before the Board for a re-vote at the October 19<sup>th</sup> Board Meeting.

Based on the Majority Votes for Items B2 and B4 thru B10, Commissioner Ponce thereupon declared said Motion carried and said resolutions adopted.

The Operations and Facilities Committee Meeting report was also accepted in total.

Commissioner Sandra Young, Chairperson of the Tenant Services Committee then presented her monthly report. Per Commissioner Young, the Tenant Services Committee held its regular meeting on Wednesday, September 15<sup>th</sup> at approximately 2:40 p.m. Staff from the Office of Resident Services presented the Committee with an update on Operation Warm.

Commissioner Young then presented an Omnibus Motion for adoption of the Resolutions for Items C1 thru C5 discussed, voted and recommended for Board approval by the Operations and Facilities Committee.

#### **(Item C1)**

The resolution for Item C1 approves extension of contract with Housing Choice Partners of Illinois (HCP) to continue to provide Good Neighbor Services for residents currently living in CHA developments and mixed-income communities, as well as former 10/1/99 CHA residents who have temporarily relocated to the private market with a Housing Choice Voucher. During the term of their contract, HCP has performed all its contractual obligations. The Contract's primary focus is to conduct Good Neighbor workshops that will provide residents moving into the scattered site portfolio through the Property Investment Initiative (PII) and residents screening for Property Rental Assistance units (PRA) with the necessary tools to maintain their household, their finances and foster positive and lasting relationships within their communities. HCP conducts a series of workshops prior to residents being approved for a unit in the PII portfolio and assists in the move-in process with the Property Manager and CHA. HCP will provide a minimum of four follow-up visits throughout the first year of residing in the new unit. Additionally, HCP will provide intensive, one-on-one services for residents in CHA's family, senior and mixed-income portfolios with lease compliance issues related to housekeeping. HCP will work with residents to develop an individual plan to maintain lease compliance including, but not limited to, multiple in-home visits and hands on assistance (e.g. storage and organizational assistance) for residents with housekeeping violations..

#### **RESOLUTION NO. 2010-CHA-115**

**WHEREAS**, The Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated September 15, 2010, entitled "AUTHORIZATION TO EXERCISE THE SECOND ONE-YEAR OPTION CONTRACT NO. 8064 WITH HOUSING CHOICE PARTNERS OF ILLINOIS TO PROVIDE GOOD NEIGHBOR SERVICES";

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners authorizes the Chief Executive Officer or his designee to exercise the second one-year option of Contract No. 8064 with the Housing Choice Partners of Illinois (“Contract”) to provide Good Neighbor services for the period of October 1, 2010 through September 30, 2011, and to increase the Contract’s funding in an amount not-to-exceed \$390,000. The Contract’s new total not-to-exceed compensation amount will be \$946,000.

**(Item C2)**

Similar to Item C1, Item C2 approves extension of contract with Employment & Employer Services, Inc) to continue to provide Good Neighbor Services for residents currently living in CHA developments and mixed-income communities, as well as former 10/1/99 CHA residents who have temporarily relocated to the private market with a Housing Choice Voucher. During the term of their contract, E&ES has performed all its contractual obligations. The Contract’s primary focus is to conduct workshops for CHA residents moving into family housing, scattered sites or mixed-income properties, which will provide residents with the necessary tools to maintain their household, their finances and foster positive and lasting relationships within their communities. Participants will learn about social services and resources in the community. Upon the completion of a workshop, each participant sets an individualized goal to focus on one or more skills learned during the training. As needed, participants may also receive a follow-up in-home visit to receive one-on-one hands-on reinforcement of the skills learned in the workshop(s). E&ES provides the participant’s case management provider with copies of every goal set by participants to encourage individual follow through.

**RESOLUTION NO. 2010-CHA-116**

**WHEREAS,** The Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated September 15, 2010, entitled “AUTHORIZATION TO EXERCISE THE SECOND ONE-YEAR OPTION CONTRACT NO. 8065 WITH EMPLOYMENT & EMPLOYER SERVICES, INC. TO PROVIDE GOOD NEIGHBOR SERVICES”;

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners authorizes the Chief Executive Officer or his designee to exercise the second one-year option of Contract No. 8065 with the Employment & Employer Services, Inc. (“Contract”) to provide Good Neighbor services for the period of October 1, 2010 through September 30, 2011, and to increase the Contract’s funding in an amount not-to-exceed \$400,000. The Contract’s new total not-to-exceed compensation amount will be \$1,000,000.

**(Item C3)**

The resolution for Item C3 approves the FY2010 Admission and Continued Occupancy Policy (ACOP) and Residential Lease Agreement. The FY2010 ACOP amends the September 2009 Board of Commissioners approved ACOP and the FY2010 Lease amends the September 2009 Board approved Lease. Changes are being made to the ACOP and Lease to ensure that the language conforms to federal law, federal regulations, and state law. In summary, the new requirement is as follows: “In accordance with 24 CFR 5.216, 24 CFR 5.218, and 24 CFR 5.233, all Applicants and Residents are required to disclose Social Security Numbers or make a declaration, under penalties of perjury, that they do not have a Social Security Number.” The FY2010 ACOP and Lease also clarifies the definition of Total Tenant Payment (TTP) and Minimum Rent. The minimum TTP shall be \$75 per month. Whenever the TTP calculation results in an amount less than \$75, the CHA will impose a TTP of \$75. CHA presented key changes in the FY2010 ACOP to the Central Advisory Council (CAC) Executive Board and the council at large and their legal representatives on March 25, 2010. The proposed changes to the FY2010 ACOP were also presented to CHA executive staff, department directors, and assistant directors for review. Notice to residents and the public about the public comment period and hearing appeared in news ads in the Chicago Sun-Times, Chicago Defender, and El Dia on March 16 and 17, 2010. The public comment period for the draft FY2010 ACOP was held March 17, 2010 through April 15, 2010. A public comment hearing was held on March 29, 2010, at the Charles Hayes Family Investment Center. In finalizing the proposed amendment to the FY2010 ACOP, CHA gave consideration to comments received during the public comment period and public comment hearing.

**RESOLUTION NO. 2010-CHA-117**

**WHEREAS**, the Board of Commissioners has reviewed the Board Letter dated September 15, 2010 entitled “Recommendation to Approve the FY2010 Admission and Continued Occupancy Policy and Residential Lease Agreement”.

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners hereby approves the FY2010 Admission and Continued Occupancy Policy and Residential Lease Agreement, and authorizes the Chief Executive Officer or his designee to approve any final changes to the FY2010 Admissions and Continued Occupancy Policy and Residential Lease Agreement.

**THAT,** this approval of the FY2010 Admissions and Continued Occupancy Policy and Residential Lease Agreement supersedes any and all conflicting language found in prior CHA policies and procedures and replaces any and all previously board approved Admission and Continued Occupancy Policies and Residential Lease Agreements.

**THAT,** the Chief Executive Officer is hereby authorized to approve final changes in this policy and lease agreement. Such approval shall constitute conclusive evidence of the Board’s approval of any and all such changes.

**(Item C4)**

The resolution for Item C4 approves an amendment to Contract No. 9009 with Screening Reports Inc. to increase the Contract’s not to exceed amount by \$160,000.00 to provide tenant services necessary screening services for the CHA. To ensure continued compliance with CHA’s Housing Choice Voucher (HCV) Administrative Plan and 24 CFR 982.553 (Denial of admission and termination of assistance for criminals and alcohol abusers) HCV Program screens adult household members for certain types of criminal activity before admission to the program, at a move, for adult additions to the household, or head of household changes. The background check is then provided to CHA, which is used as assistance for a final determination. On March 16, 2010, the Board authorized the CHA to amend the contract with Screening Reports, Inc so that the HCV Program could take advantage of the Contract and to increase the Contract’s not-to-exceed amount. Subsequently, the HCV Program’s special Improving Properties Initiative (IPI) (and data matching agreement with CPD), resulted in the HCV Program running background checks for all HCV households admitted prior to FY2010. In addition, the modified HCV FY2010 Administrative Plan states, “HCVP will run a criminal background check on each adult family member 18 years and older, including Live-In-Aides at admission, annual reexaminations, at interim reexaminations, and moves”. Because of this increased volume of screening reports, the HCV Program is requesting authorization to add \$160,000 to the Contract’s not-to-exceed amount to cover the costs of running these additional criminal background checks. Additionally, Screening Reports, Inc. has agreed to provide the CHA with segregated billing for this special initiative at a reduced cost of \$5 per screening.

**RESOLUTION NO. 2010-CHA-118**

**WHEREAS**, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated September 15, 2010, entitled, “AUTHORIZATION TO EXECUTE AMENDMENT NO. 2 TO CONTRACT NO.9009 WITH SCREENING REPORTS, INC. FOR TENANT SCREENING SERVICES”.

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** The Board of Commissioners authorizes the Chief Executive Officer, or his designee, to execute an amendment to Contract No. 9009 (“Contract”) with Screening Reports Inc. to increase the Contract’s not to exceed amount by \$160,000.00 to provide tenant services necessary screening services for the CHA. The contract’s new aggregate not-to-exceed funding amount will be \$542,000.00.

**(Item C5 – Withdrawn from the Agenda at the request of Staff.)**

At the request of staff, Item C5: Recommendation to extend Contract No. 9078 with Nan McKay and Associates, Inc. for Technical Advisory Services” was withdrawn from the Agenda prior to the start of the Board Meeting. Therefore no action was taken on this item.

The Omnibus Motion to adopt resolutions for Items C1 thru C4 was seconded by Commissioner Beverly and the voting was as follows:

Ayes: Deverra Beverly  
Dr. Mildred Harris  
Myra King  
Carlos Ponce  
Bridget Reidy  
Sandra Young

Nays: None

There being no questions or discussion, the Chairman thereupon declared said Motion carried and said resolutions adopted.

There being no further business to come before the Commissioners, upon Motion made, seconded and carried, the meeting of the Board of Commissioners was adjourned.

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s/b: Carlos Ponce  
Acting Chairmen

s/b: Lee Gill, Custodian and  
Keeper of Records